



City-County Planning Board 2011-2012 from left to right: Clarence R. Lambe Jr., Barry Lyons, Allan Younger, Paul W. Mullican, L. Wesley Curtis Jr., AIA, Arnold G. King, Lynne Mitchell, Brenda J. Smith, Darryl Little

This annual report is required under the Planning Board's established procedures, and covers the July 1, 2011-June 30, 2012 fiscal year.

Established under special enabling legislation that authorized the Board in 1947, the City-County Planning Board (CCPB) is the longest standing joint planning operation between a city and county in North Carolina. The Board is comprised of nine citizens appointed jointly by the Forsyth County Board of

Commissioners and the Winston-Salem City Council. The Board generally meets twice each month and more often, as the need arises.

In June 2011, the Planning Board adopted the 2011-12 work program to guide Planning staff activities for the year. A major component of the work program is defined by the adopted comprehensive plan for the City and County, *Legacy*. The primary planning effort for 2011-12 was continued work on the new comprehensive plan, the *Legacy 2030 Update*. Numerous public input meetings were held during 2011 and again in May 2012 after release of the initial draft of the entire plan. Beyond *Legacy*, the Planning Board and staff also perform other planning duties as requested by the City of Winston-Salem, Forsyth County and the smaller municipalities of Forsyth County.

Planning staff consists primarily of professional planners who are assisted by two (2) administrative support positions. The 2011-2012 year commenced with a 26-person staff. This staffing level was reduced by one in February when Principal Planner Judy Hunt retired. Judy

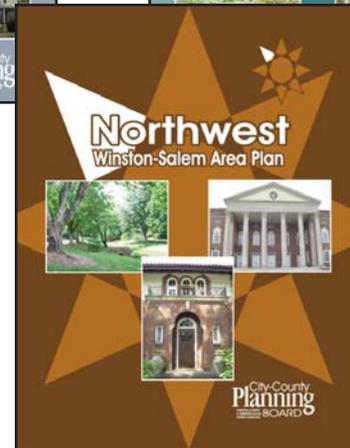
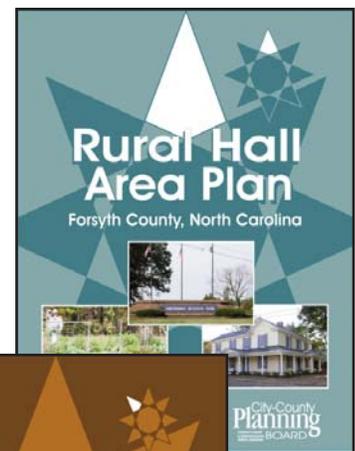
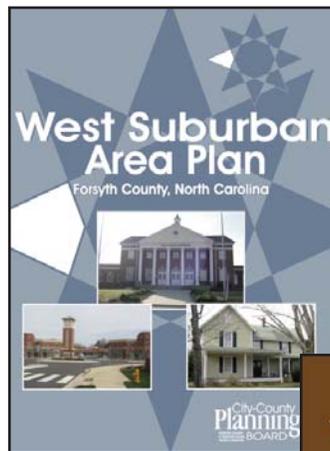
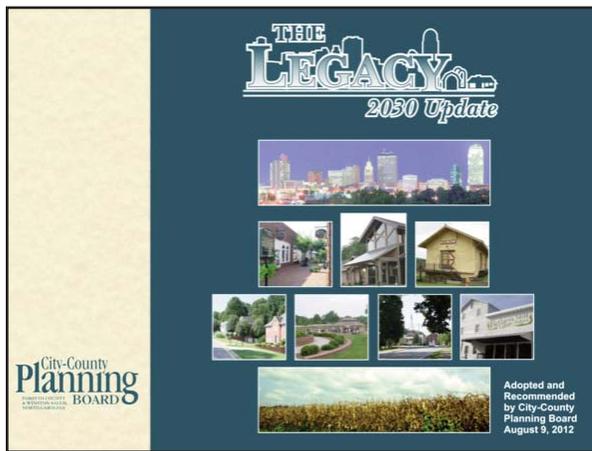
Hunt had a long and distinguished career with the Planning staff. She began as a transportation planner in 1982. In the late 1980s, she planned Winston-Salem's first paved greenway, the Salem Creek Trail. Early in her CCPB career, she was involved in initiating the area planning process. More recently, she oversaw completion of areas plans for the entire urbanized area of Forsyth County. Judy was also an integral part of staff team efforts to work with the community in creation of comprehensive plans, including *Vision 2005*, *Legacy* and most recently, the *Legacy 2030 Update*. Through her work, Judy added much to our organization and the community.

The following narrative describes the work of the Planning Board and its staff during the 2011-12 fiscal year and can be summarized as falling under several general categories: *Legacy 2030 Update*, Area Plans, Public Education, Economic and Downtown Development, Historic Preservation, Community Appearance, Other Specialized Planning Efforts, Text Amendments, and Development Review Activities. A Looking Ahead to 2012-2013 section is included at the end.

2011-12

Planning Highlights

- *Legacy 2030 Update* draft completed
- Area Plans completed for all urbanized areas
- Historic District Guidelines effective
- Greenway Plan Update
- Special Studies:
 - New Central Library
 - Horizons Park Master Plan
 - Northeast Rural Area



LEGACY 2030 UPDATE

During 2011-12, the Planning Board continued community outreach efforts and completed a draft *Legacy 2030 Update* comprehensive plan. In June 2012, after more than a year and a half of work, four rounds of public meetings and nearly 700 citizen comments, the Planning Board decided that the draft plan was ready for formal consideration and scheduled a public hearing for July 26, 2012. Once adopted, the plan will guide development in Forsyth County for the next 20 years.

The process began in 2010-11 with an April 2011 process kick-off event, and followed in June with a community meeting on the functional chapters: land use, transportation, economic development, environmental quality and sustainability, healthy and equitable communities, and community character. A community meeting on the geographic chapters, downtown and the center city, neighborhoods and towns, and rural character, was held in September 2011. After citizens had a chance to weigh in on these subjects at community meetings or the Legacy2030.com web site, Planning staff drafted goals and objectives and recommended policies and actions for each chapter. Through the winter and early spring 2012, Planning staff and the Planning Board met together to review the draft recommendations of each of the functional and geographic chapters and two implementation chapters, Area Plans and Key Public Investments. A draft document was compiled and made available for public review in April 2012.

To get input on the draft *Legacy 2030 Update* document, the Planning Board held a series of seven public meetings in May 2012 at locations throughout Forsyth County. The meetings featured a video presentation explaining the details of the Plan

and Planning staff members were available to answer questions. These meetings attracted about 100 citizens and the Planning Board used their feedback to tweak the Plan once more before scheduling the public hearing in July.

Planning staff anticipates adoption by the Planning Board in August 2012 and consideration by the Winston-Salem City Council, the Forsyth County Commissioners and the other Forsyth County elected bodies in Forsyth County before the end of 2012. After adoption, Planning staff will focus on implementing *Legacy's* recommendations to create a more fiscally responsible, sustainable, and livable community.

AREA PLANS

With the completion and adoption of three area plans in 2011-12, all urbanized areas of Forsyth County now have a long-range plan to guide growth and development. All sixteen area plans completed since 2002 were developed with extensive citizen input, including citizen advisory committees, community meetings and public hearings.

The *Rural Hall Area Plan* (general plan area is north of Winston-Salem, east of US 52, and west of Germanton Road) was recommended by Planning Board and endorsed by the Rural Hall Town Council in spring 2011. The plan was adopted by the County Commissioners in September 2011.

The *West Suburban Area Plan* (general plan area is west of Silas Creek Parkway, east of Lewisville, north of US 421, and south of Reynolda Road) was recommended by Planning Board in September 2011, and adopted by City Council in November and the County Commissioners in January 2012.

The final area plan for the urbanized area of Forsyth County, the *Northwest Area Plan*,

was recommended by the Planning Board in January and adopted by the Winston-Salem City Council in March 2012.

Now that area plans have been completed for all the urbanized areas of Forsyth County, Planning staff will begin updates of area plans. Consistent with recommendations of the draft *Legacy 2030 Update*, the area plan update process will be shorter than the previous process, using what is already in place as a starting point.

PUBLIC EDUCATION

Legacy 2030 Outreach

Planning staff used numerous traditional and innovative methods to reach citizens and get input for the *Legacy 2030 Update*. In addition to the blog format Legacy2030.com website, special videos produced by TV 13, and advertised community meetings, Planning staff had tables at special events, like Rock the Block, Bookmarks Book Festival, and Earth Day, and made presentations to more than 25 groups and organizations.

Community Appearance Educational Series

In 2011-12, the Community Appearance Commission (CAC) continued the public educational series started in 2010. Working with New Garden Landscaping & Nursery and Old Salem Museums & Gardens, the CAC sponsored six seminars ranging in



topics from spring lawn maintenance to holiday decorating. The CAC also continued their relationship with Keith Finch, the City Urban Forester, in sponsoring two free public seminars on tree pruning in the spring and winter of 2011. The CAC also coordinated with the City Marketing Department and Mr. Finch to create a short video on tree planting and placement.

Historic Preservation Month Activities

The Historic Resources Commission (HRC) coordinated a series of lectures and tours during the annual Historic Preservation Month celebration in May 2012. Urban Landscapes and Farming was the local theme and activities included a tour of the historic Stauber Farm and The Children's Home. Topics for the weekly Preservation Lunch and Learn series included: Forsyth County's Agricultural Heritage; From St. Philips to Happy Hill: The African-American Landscape of Salem; and, the Wachovia Landscape. These well-attended events continue the HRC's goal of educating the public about our local history and preservation efforts in the community.



Kids in Planning Program

The Kids in Planning Program (KIPP) was created by the City-County Planning Board to enhance students' knowledge of community planning and allow them the opportunity to voice their opinions and share their ideas of the ideal community.

During June 2012, the KIPP worked with the CERTL (Center of Excellence for Research, Teaching and Learning) Program, sponsored by Wake Forest School of Medicine, and Winston-Salem/Forsyth County teachers, Denise Boger and Kelly Raiford, to offer a week-long planning program for the CERTL campers. Mayor Allen Joiner visited the CERTL students to talk about planning a budget for their cities and city governments. The rising third graders worked in teams and used resource materials to discover potential solutions to problems presented in the building and development of a city and managing a city budget.

Planning Board Newsletter

The Department's bimonthly newsletter continues to inform a wide variety of stakeholders in the community of the planning activities that are being conducted, and how they can get more information or participate in our initiatives. The newsletter is available in Planning office, distributed via email to elected and appointed official and interested citizens, and posted on the Planning Department web site (cityofws.org/planning.)



ECONOMIC AND DOWNTOWN DEVELOPMENT

In 2011-12, Planning staff continued to work closely with various economic development entities in Winston-Salem and Forsyth County. Staff provided site development information to Winston-Salem Business Inc. for marketing the former Dell site and worked with the Downtown Winston-Salem Partnership on the *Downtown Plan Update*. Staff investigated industrial site protection measures for Forsyth County that, through the Piedmont Triad Partnership, led to the passage of a bill that directs the Revenue Laws Committee of the NC General

Assembly to examine statewide policies and incentives to stimulate the creation of development-ready industrial sites. Staff collaborated with a committee of local commercial realtors on UDO amendments which facilitate changes of use within commercial buildings. Staff also assisted the Urban Land Institute and other parties on the potential redevelopment and adaptive reuse of the vacant Whitaker Park industrial site.

Revitalizing Urban Commercial Areas (RUCA)

The Winston-Salem City Council approved a second phase of Revitalizing Urban Commercial Areas (RUCA) and appropriated \$2.5 million dollars from the Dell incentive funds repayment as part of the FY10-11 budget. In 2011-12, Planning staff continued working with local businesses, neighborhood advocates and other City staff to implement the recommendations of the RUCA report and approved RUCA plans. As a result, significant improvement projects are underway at locations such as the West Salem and Ogburn Station Shopping Centers. Additional projects should be underway soon.

Downtown Plan Update

Since early 2012, Planning staff has worked with the Downtown Winston-Salem Partnership (DWSP) on development of the *Downtown 2012 Plan Update*. In summer 2012, Planning staff assumed primary responsibility for completion of the plan. The 2007 *Downtown Plan* was prepared by DWSP as a marketing and implementation tool and is much shorter in length than other CCPB area plans. The format of the Downtown Plan will be revised so that it blends with area plans covering other areas of Forsyth County. The *Downtown 2012 Plan Update* draft will be completed by fall 2012 with adoption tentatively scheduled to occur early 2013.

Streetcar Study

The Urban Circulator Alternatives Analysis (aka "the Streetcar Study") is well underway, and is involving public and stakeholder input at several levels. This study is examining what technology (such as a bus-type system or a very light rail streetcar system) for a center city "people mover" will be most effective in accelerating economic growth and in connecting activities. The study will also evaluate the best routes. The study should be done by the end

of 2012, and will result in the naming of a locally preferred alternative that could be feasible for federal funding.

HISTORIC PRESERVATION

Certificates of Appropriateness

During 2011-2012, a total of 70 Certificate of Appropriateness applications from the Historic Districts (Old Salem and Bethabara), the Historic Overlay District (West End), and the Local Historic Landmark properties were reviewed by the Historic Resources Commission (HRC) and/or staff.

Local Historic Landmark Designations

During 2011-2012, three properties were designated as Forsyth County Local Historic Landmarks: the Robert M. Hanes House; the George Black House and Brickyard; and, R.J. Reynolds Tobacco Company Factory Complex 64.

National Register of Historic Places Listing

During 2011-2012, the Chatham Manufacturing Company/Western Electric Company complex, located in Winston-Salem, was listed on the National Register of Historic Places.

Historic Markers

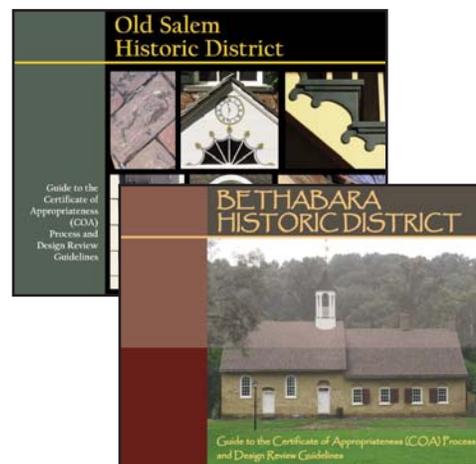
Three historic markers were dedicated in 2011-12, bringing the total number to 25. In September 2011, the Safe Bus Company was recognized. Chartered in 1926, the company was formed to provide transportation for Winston-Salem's African-American citizens, and grew to earn the distinction of being the largest African-American-owned and -operated transportation business in the world.

In October 2011, the HRC held a historic marker unveiling ceremony for the Hotel Zinzendorf. Opening in May 1892, the Hotel Zinzendorf was a



resort hotel developed by the West End Hotel and Land Company. The hotel was a monumental four-story Shingle-style wooden structure, over 300 feet long with an 18-foot-wide front porch. Unfortunately, on Thanksgiving Day of the same year it opened, the immense hotel burned to the ground in two hours.

In November 2011, a historic marker unveiling ceremony was held for the site of the Salem Waterworks. Completed in 1778, the Salem Waterworks was one of the first public waterworks systems in the American Colonies. The system used bored logs, joined and buried underground, to deliver water to public standpipes in Salem's streets and to inside spigots in several buildings.

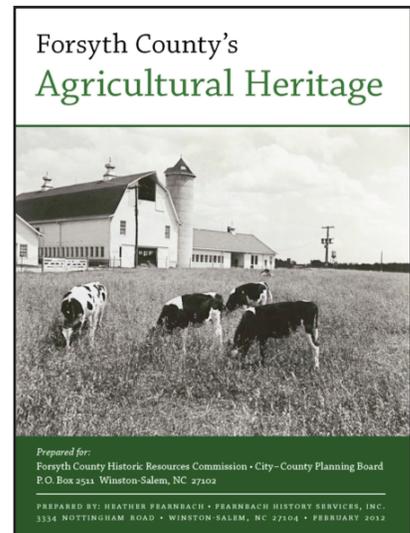


Design Review Guidelines

In 2011, HRC adopted new design review guidelines for the Old Salem and Bethabara Historic Districts. The updated guidelines were developed by staff and a twelve-person committee including commission members, historic property owners, institutional representatives and preservation professionals. The guidelines were published in fully illustrated booklets and became effective February 1, 2012.

Forsyth County Architectural Survey Update

In 2011, the HRC received grant funding from the NC State Historic Preservation Office to prepare the manuscript for the City of Winston-Salem's Architectural Survey Book. The publication will be printed in 2013 to coincide with the City's centennial year. After completion of the City publication, work will begin on the final research phases and manuscript for a second publication which will focus on the architectural resources of Forsyth County and its small towns.

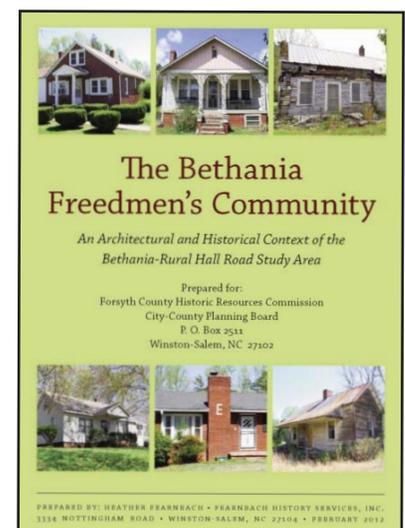


Forsyth County's Agricultural Heritage

This past year, the HRC hired historic preservation consultant, Heather Fearnbach, to prepare an in-depth report that documents the history, building types, and patterns of agriculture through Forsyth County's history. Topics covered include the contributions of African-American and women farmers and farm recognition and preservation tools. Most of the county has been completed. The balance will be completed in future years and the data used in the Forsyth County architectural survey update publication.

Bethania Freedmen's Study

During 2012, a study of the Bethania area's African-American history and historic resources was completed and a report prepared. This report has been sent to all property owners within the study area on Bethania-Rural Hall Road. The consultant will give a public presentation on the report in late summer 2012.



Local Historic Landmark

Financial Impact Study

In response to a City Council request, Planning staff completed a study of the financial impact of Local Historic Landmark (LHL) designations in spring 2012. LHLs are eligible for a 50% property tax deferral. Planning staff used tax records to determine that most non-residential LHLs recoup the deferred loss of tax value within a 10-12 year timeframe.

COMMUNITY APPEARANCE

Roots Day

On a sunny morning in October 2011, the Community Appearance Commission (CAC) of Winston-Salem & Forsyth County, the Winston-Salem Vegetation Management Department, and Keep Winston-Salem Beautiful held the 19th Annual Community Roots Day in the West Salem neighborhood. Over 500 volunteers planted more than 550 trees and shrubs along Broad Street, Green Street, and the Salem Creek Greenway. The varieties of trees and shrubs planted included Kwanzan Cherry, Crape Myrtle, Princeton Elm, and Soft-touch Holly.

Winston-Salem Mayor Allen Joines and City Council Members Dan Besse, Molly Leight, Derwin L. Montgomery, and James Taylor, Jr. welcomed the crowd of volunteers during the opening ceremony. Planning Board members Barry Lyons and Lynne Mitchell volunteered at the event. Dr. Charles Pettitt with the Piedmont Baptist College, the host site for this year's event, provided the invocation. Volunteers were treated to coffee, donuts, and fruit in the morning and a hotdog lunch in the afternoon. Hats and t-shirts were also presented to the volunteers.



Community Roots Day began in 1993 with volunteers planting approximately 85 trees within the Boston-Thurmond neighborhood. Since then, over 6000 trees have been planted throughout the City of Winston-Salem. The event is made possible through grant funds and donations.

School Beautification Program

The CAC continued and expanded the School Beautification Program in 2011. The program, in partnership with the Winston-Salem/Forsyth County Schools and HandsOn Northwest North Carolina, enhances the appearance of the local schools through small landscaping projects. The School Beautification Program started in Fall 2010 at the suggestion of Council Member James Taylor, Jr. with Forest Park Elementary School being selected as the first school to kick-off the program.

In September 2011, the CAC chose three schools for the program: Ashley Elementary School, Easton Elementary, and Winston-Salem Preparatory Academy. The CAC applied and received a small grant from the Winston-Salem Foundation to fund the landscaping improvements at the schools. Coordinating with the HandsOn Northwest North Carolina's Day of Service Program, the CAC and volunteers installed new landscaping at Ashley and Easton Elementary Schools, installed a new greenhouse at Winston-Salem Preparatory Academy, and did basic landscape maintenance at all three schools.

CAC Awards

In April 2012, the CAC held the 2012 Community Appearance Awards in the James A. Gray Auditorium at the Old Salem Museums & Gardens Visitor Center. The CAC sponsors a biennial Awards Program to honor the efforts of businesses, individuals, and community groups who have had a positive impact on the appearance of Winston-Salem and Forsyth County. In 2012, a total of fourteen awards were presented to area businesses, individuals, and community groups.

Approximately 100 people were in attendance to hear keynote speaker, Mr. Pratt Cassity Jr., speak on negotiating change in historical districts. Mr. Cassity is the Director of the Center of Community Design and Preservation at the University of Georgia, Athens, GA. He noted that, when allowing for urban growth and community improvement, both the context

and potential outcome of the project need to be considered prior to moving forward.

OTHER SPECIALIZED

PLANNING EFFORTS

Horizons Park Conceptual Master Plan

Starting in early 2012, Planning staff assisted the Forsyth County Parks and Recreation Department in developing a conceptual master plan for Horizons Park with participation by citizens and stakeholders. The Horizons Park Master Plan is the first step in assessing the potential development of the park and in identifying the type of facilities it could support, while preserving its distinctive physical qualities and environmental value. More detailed studies will be needed to determine the specific locations of proposed facilities, site design, estimated costs, and implementation phases.

Forsyth County

New Central Library

Over the last year, Planning staff assisted County officials in gathering input on the new library and its features. Staff facilitated a number of public meetings to find out what citizens want to see in the new Central Library, whether to renovate the existing building or build a new one, and if constructing up a new building, where it should be placed. As an extension of these efforts, County officials requested a comparison study between two County-owned sites, the current Central Library and the Sheriff's Office sites. A presentation highlighting the pros and cons of each site has been presented to a number of groups including the Forsyth County Library Board of Directors and Centenary Methodist Church Board of Directors.

The Northeast Rural Area Study

The draft *Northeast Rural Area Study* was completed and forwarded to the County Manager in June 2012. The study area is located in the very northeast corner of Forsyth County, east of Rural Hall and north of Winston-Salem, Kernersville and Walkertown. The study examined the development potential and limitations of this area, and the natural features, agricultural, historic, and recreational assets which give the area its unique character.

The study concluded that among the most significant factors that can determine the

type and character of future development in the study area are: 55% of the land has significant environmental constraints to development or is currently developed; the potential for agricultural development; the significance of the area's natural, recreational and historic resources; and the desire to sustainably utilize the area's resources to positively impact community economic development while maintaining its rural character. Recommendations were made that seek to facilitate sustainable development of the area.

Local Foods Initiative

The Planning Department is actively participating with Forsyth County's Local Foods Group which includes many local organizations advocating for and supporting the growing and sale of locally produced food. Among the issues discussed are rural and urban agriculture including community gardens, food access, and local food retailing, including the location of farmers markets and other healthy food outlets. To better understand the issues, Forsyth County asked Forsyth Futures to study the current local food system and its potential economic and social impacts on the community. Planning staff is serving on the committee overseeing the study which is expected to be completed in December 2012.

Addressing Ordinance Update

After nearly four years of research, collaboration, and review, a uniform addressing and street naming protocol for the entire county has been completed by the Planning staff, with assistance from the Forsyth County Addressing Technical Committee. The Committee is composed of representatives from various City and County departments, including emergency services, and from other Forsyth County municipalities.

To implement the protocol, staff has proposed a new Addressing and Street Naming Ordinance. The purpose is two-fold: 1) to make all the addressing ordinances in the county as similar as possible, and 2) to bring the ordinances up-to-date and in compliance with national and state addressing standards. In addition, staff has formulated an Addressing Policies and Procedures Manual to establish consistent standards and policies for street naming and address number assignment in Forsyth County. In short, the Ordinance directs "what" should be done; the policy and procedure manual describes "how" to do it.

A public review and input period was conducted from April through July 2012 when review materials were posted on the Planning Department web site. Additionally, an article explaining the revision and inviting input was written for the Winston-Salem Home Builders Association's newsletter. The Winston-Salem City Council will hold a public hearing on the draft ordinance in October 2012. Following Council action, the ordinance will be brought to the other elected bodies in the Forsyth County for consideration.

Greenway Plan Update

During 2011-12, the Planning staff continued to work with other City departments to complete the *Greenway Plan Update*. The Update continues the efforts started by the *Greenway Plan*, adopted in 2002, by establishing a prioritized system of proposed greenways for construction over the next ten to fifteen years. The prioritization is based on three criteria: connectivity, engineering feasibility, and public support. No new greenways were proposed as part of the *Greenway Plan Update*.



Draft recommendations were completed in December 2011 and three input sessions were held in January 2012 to allow the public to comment on the recommendations. The Planning Board held a public hearing on the draft plan in April 2012 and unanimously approved the plan as written. The Winston-Salem City Council approved the plan in early June 2012 after a public hearing. Numerous residents were in attendance to speak to Council Members concerning the plan and greenways in general. The Forsyth County Board of Commissioners will consider the plan in August 2012.

Transportation Planning

According to an arrangement that has been in place for several years, Planning staff provides assistance and support to

the transportation planning efforts of the Winston-Salem Department of Transportation (WSDOT). Together, they provide the primary staffing for the Metropolitan Planning Organization (MPO).

Planning staff provided administrative support to the work of the Technical Coordinating and Transportation Advisory Committees of the MPO, as well as substantive support to planning efforts. Efforts included: the *Greenway Plan Update*; the *Comprehensive Transportation Plan Street and Highway Element* which replaces the Thoroughfare Plan; serving on various transportation committees, including Bike & Greenway, Sidewalk & Pedestrian, Street & Highway and NCDOT Complete Streets Advisory Group; and working on special study teams, including Peters Creek Parkway Corridor Plan, Martin Luther King, Jr. Drive Street-scape Plan, the Creative Corridors Coalition Master Plan, and Salem Creek Connector public involvement.

Regional Planning

Planning staff was involved in a number of regional planning efforts in 2011-12. The Piedmont Triad Sustainable Communities Planning Project is a 3-year effort to create a plan to aid our region in creating more housing choices, making transportation more efficient and reliable, and supporting vibrant and healthy neighborhoods that attract businesses. The project is funded by a \$1.6 million HUD grant and leveraged through the in-kind contributions of staff efforts from many jurisdictions in the Triad region. During the year, the first milestone, identifying our strengths and challenges, was completed with extensive public involvement including community forums in each of the 12 consortium counties and an interactive, on-line public involvement tool, Piedmont Voice (piedmontvoice.org). The Forsyth County forum was organized by Planning staff in partnership with the Winston-Salem Sustainability Resources Center, WSSU and Forsyth Futures.

Planning staff will help integrate the recommendations of the *Legacy 2030 Update* with the efforts of the regional process. Planning staff members serve on many of the project work groups, including Project Implementation Team, the Consortium Oversight Committee, Public Engagement, Healthy Communities, Green Infrastructure, and Mobility Systems.

TEXT AMENDMENTS

In 2011-12, CCPB staff processed ten UDO text amendments. Several of these amendments provided various minor improvements or clarifications to existing ordinance provisions. Highlights of the year's text amendments include UDO-226 and UDO-230.

UDO-226 created the Martin Luther King (MLK) Overlay District standards which encourage form-based design elements for properties located along a portion of Martin Luther King Jr. Drive. Specifically, the MLK Overlay District included standards that addressed: (1) the location of buildings on-site; (2) ground floor façade transparency; (3) building entrances; (4) site signage; and (5) parking within the district. City Council approved UDO-226 in October 2011 with an effective date of October 1, 2012.

UDO-230 created the new use "Shopping Center, Small." Shopping centers are allowed to calculate their off-street parking requirements at one ratio regardless of the individual tenants. This allowance provides great flexibility to the shopping center owner as they change tenants and is also easier for the Inspections Department to calculate and monitor. UDO-230 extends the same benefits to smaller shopping centers ranging in size from 8,000 square feet to 34,999 square feet. UDO-230 was adopted by the City Council in early July 2012 and is scheduled to be considered by the Forsyth County Commissioners in August 2012.

DEVELOPMENT REVIEW ACTIVITIES

The following summarizes development review activities processed and coordinated by the Planning Board staff for the 2011-12 fiscal year:

Preliminary subdivision plans approved	0
Final plats approved	83
Site plans approved through Planning Board Review	13
Minor subdivisions approved	108
Zoning Caseload	
General Use rezoning requests	11
Special Use Limited	15
Special Use rezoning requests	14
Special Use Permits	1
Site Plan Amendments	7
Final Development Plans	2
Total Zoning Cases	50
Staff site plan changes to approved special use district site plans	12
UDO Text amendments processed	10

The numbers listed above represent a continuation of the development climate that has been present since the current recession began in 2008. Activity within single family residential has been limited to minor subdivisions. Proposed major subdivisions have been non-existent as the local housing market continues to face an oversupply of single family lots. Over the last year, the quantity and type of zoning cases has failed to yield any type of identifiable pattern. The monthly zoning caseload generally fluctuates between three to six.

The type(s) of zoning requests can be generally characterized as smaller scale or as revisions to previously approved projects. Zoning cases processed over the last year continue to support the demand for additional multifamily zoning within the community, particularly within the Central City and Urban Neighborhoods areas.

LOOKING AHEAD TO 2012-13

Budget and Staffing

In June 2012, the City and County approved their overall budgets for 2012-13 which allocated \$2,715,940 to the City-County Planning operation. While this is approximately \$34,440 more than the 2011-12 adopted budget of \$2,678,540, the increase is misleading; the 2012-13 budget reflects significant increases in information service charges and employee health care costs, but reductions in most other categories. More significantly, the 2012-13 budget includes the loss of two full time professional planner positions. One is a vacant position resulting from a retirement; however, the other will necessitate the layoff of a staff member, effective at the end of September 2012. Since our "high water mark" pre-recession staffing level, when we had 31

positions (30 permanent full-time and one temporary, full time), Planning staff will be down to 24 staff members, a 23% reduction. As far as supervisory/management staff, we are reduced 25% with the loss of the Deputy Director and one Principal Planner position.

Work Program

Planning staff is waiting until Planning Board adoption of the *Legacy 2030 Update* to take the 2012-13 work program to the Board for consideration. Planning staff anticipates that in addition to continued support of all caseload and normal activities, the major 2012-13 work program focus will be to begin implementation of the *Legacy 2030 Update*. Key work areas will likely include: revision of the area plan process and initiation of three area plan Updates; development and adoption of a

Complete Streets Policy; planning activities for Winston-Salem's May 2013 Centennial Celebration; and continued assistance to the County in planning for a new central library, as well as other site and design studies.

Despite reduced staffing, the Planning Board and staff look forward to the challenges and opportunities during 2012-13 and in providing what its mission statement calls for: **"visionary leadership in comprehensive, creative planning for our urban and rural community, and responsible stewardship of the natural environment."** Through its many hours of work and careful deliberation on the various issues before it, the Board continues to demonstrate that it **"values a beautiful, livable, harmonious, and economically successful community."**

July 2012

City-County Planning Board

Arnold G. King
Chairman
L. Wesley Curtis Jr., AIA
Vice Chair

Clarence R. Lambe Jr.
Darryl Little
Barry Lyons

Lynne Mitchell
Paul W. Mullican
Brenda J. Smith
Allan Younger

A. Paul Norby, FAICP, Director of Planning
*The City-County Planning Board and staff are funded jointly
by the City of Winston-Salem and Forsyth County.*

City of Winston-Salem

Allen Joines, Mayor

City Council Members:

Vivian H. Burke
Mayor Pro Tempore, Northeast Ward

Denise D. Adams
North Ward

Dan Besse
Southwest Ward

Robert C. Clark
West Ward

Molly Leight
South Ward

Lee Garrity, City Manager

Wanda Merschel
Northwest Ward

Derwin L. Montgomery
East Ward

James Taylor Jr.
Southeast Ward

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Debra Conrad
Vice Chair

Walter Marshall
David R. Plyler

J. Dudley Watts Jr., County Manager

Gloria D. Whisenhunt
Bill Whiteheart

Everette Witherspoon



The mission of the City-County Planning Board of Winston-Salem and Forsyth County is to assert visionary leadership in comprehensive, creative planning for our urban and rural community, and responsible stewardship of the natural environment. We value a beautiful, livable, harmonious, and economically successful community.

